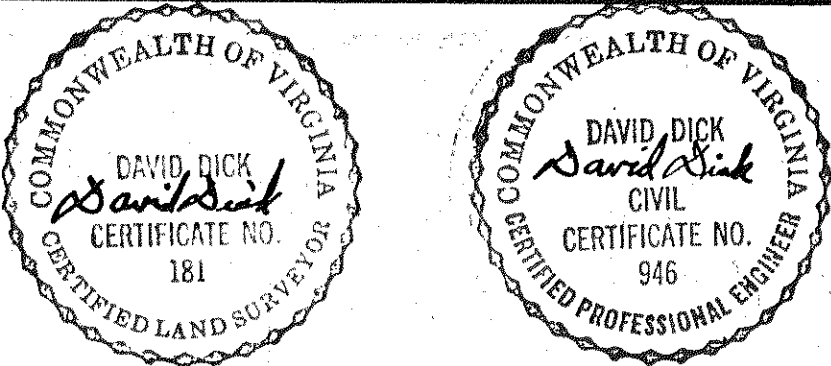




BOUNDARY DATA						
COR.	BEARING	DIST.	N	S	E	W
1-2	S 26°38'E	75.50		67.49	33.85	
2-3	S 37°10'E	85.00		67.73	51.33	
3-4	S 39°48'E	350.00		248.90	224.04	
4-5	S 47°31'W	347.18		234.48		256.03
5-6	S 61°06'W	319.96		158.63		280.11
6-7	S 11°26'E	399.00		391.08	74.09	
7-8	S 88°41'W	54.50		1.25		54.49
8-9	S 87°26'W	101.59		4.56		101.87
9-10	N 67°22'W	227.22	87.07			209.87
10-11	N 12°08'E	713.00	697.07		149.87	
11-1	N 41°52'E	545.13	405.96		363.82	
TOTALS		3218.08	1192.10	1192.12	902.02	901.99

AREA WITHIN BOUNDARY = 9.828 ACRES

CURVE DATA				CHORD	
CURVE	ANGLE	RADIUS	TANGENT	ARC	BEARING DIST.
A	12°34'	657.40	72.39	168.19	N 32°48'W 143.90
B	86°56'	25.00	23.56	37.79	S 4°13'W 34.29
C	93°24'	25.00	26.53	40.75	N 85°47'W 36.39
D	29°56'	300.00	80.20	156.73	S 41°44'W 154.96
E	29°56'	250.00	66.83	130.61	S 41°44'W 129.13
F	58°19'	225.00	125.53	229.01	S 23°36'30"E 218.25
107-10	12°15'	225.00	24.14	48.11	S 0°34'30"E 48.01
107-10	40°46'	225.00	83.53	159.96	S 27°04'E 156.61
107-9	5°20'	225.00	10.48	20.94	S 50°06'E 20.94
G	79°32'	175.00	145.63	247.97	S 13°00'E 223.88
107-6	66°00'	175.00	113.86	201.89	S 6°17'E 190.88
107-7	13°26'	175.00	20.61	41.03	S 46°03'E 40.94
H	60°00'	20.00	11.55	20.94	S 22°46'E 20.00
I	74°00'	40.00	69.28	167.55	N 67°14'E 69.28
107-7	41°20'	40.00	15.09	28.86	S 32°06'E 28.23
107-8	110°11'	40.00	57.82	76.92	S 43°39'30"W 65.61
107-9	88°29'	40.00	38.95	61.77	N 37°00'30"W 55.01
J	67°13'	20.00	13.80	24.16	S 61°22'30"W 22.72
K	38°20'	20.00	11.16	20.36	S 23°37'E 19.49

KNOW ALL MEN BY THESE PRESENTS, TO WIT:
THAT ELBERT A. HARTMAN AND SARA M. HARTMAN, HIS WIFE, ARE THE OWNERS OF THE LAND SHOWN HEREON BOUNDARY BY OUTSIDE CORNERS THROUGHOUT TO THE SAID OWNERS FURTHER CERTIFY THAT THIS LAND IS TO BE BOUNDARY AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AS REQUIRED UNDER SECTION 15-71 OF THE 1950 CODE OF THE COMMONWEALTH OF VIRGINIA.
THE SAID OWNERS FURTHER CERTIFY THAT ALL OF THE LAND SHOWN WITHIN THE LIMITS OF THE STREETS WITHIN BOUNDARY IS NEEDED FOR THE PURPOSES OF THE PLAT OF THE COUNTY OF ROANOKE, VIRGINIA, FOR STREET PURPOSES.
IN WITNESS WHEREOF AND HEREBY PLACED THE SIGNATURES AND SEALS OF THE SAID OWNERS ON AUG. 3, 1956.

Elbert A. Hartman (SEAL) Sara M. Hartman (SEAL)
OWNER OWNER

STATE OF VIRGINIA } TO WIT:
COUNTY OF ROANOKE }

James A. Beavers, a NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT ELBERT A. HARTMAN AND SARA M. HARTMAN, HIS WIFE, WERE PERSONALLY KNOWN TO ME, AND THAT THE FOREGOING WRITING, DATED AUG. 3, 1956, HAVE BEEN PERSONALLY SIGNED BY THEM IN THE PRESENCE OF ME, AND THAT I HAVE PERSONALLY OBSERVED THEM SIGN THE SAME AND ACKNOWLEDGED THE SAME ON AUG. 3, 1956.

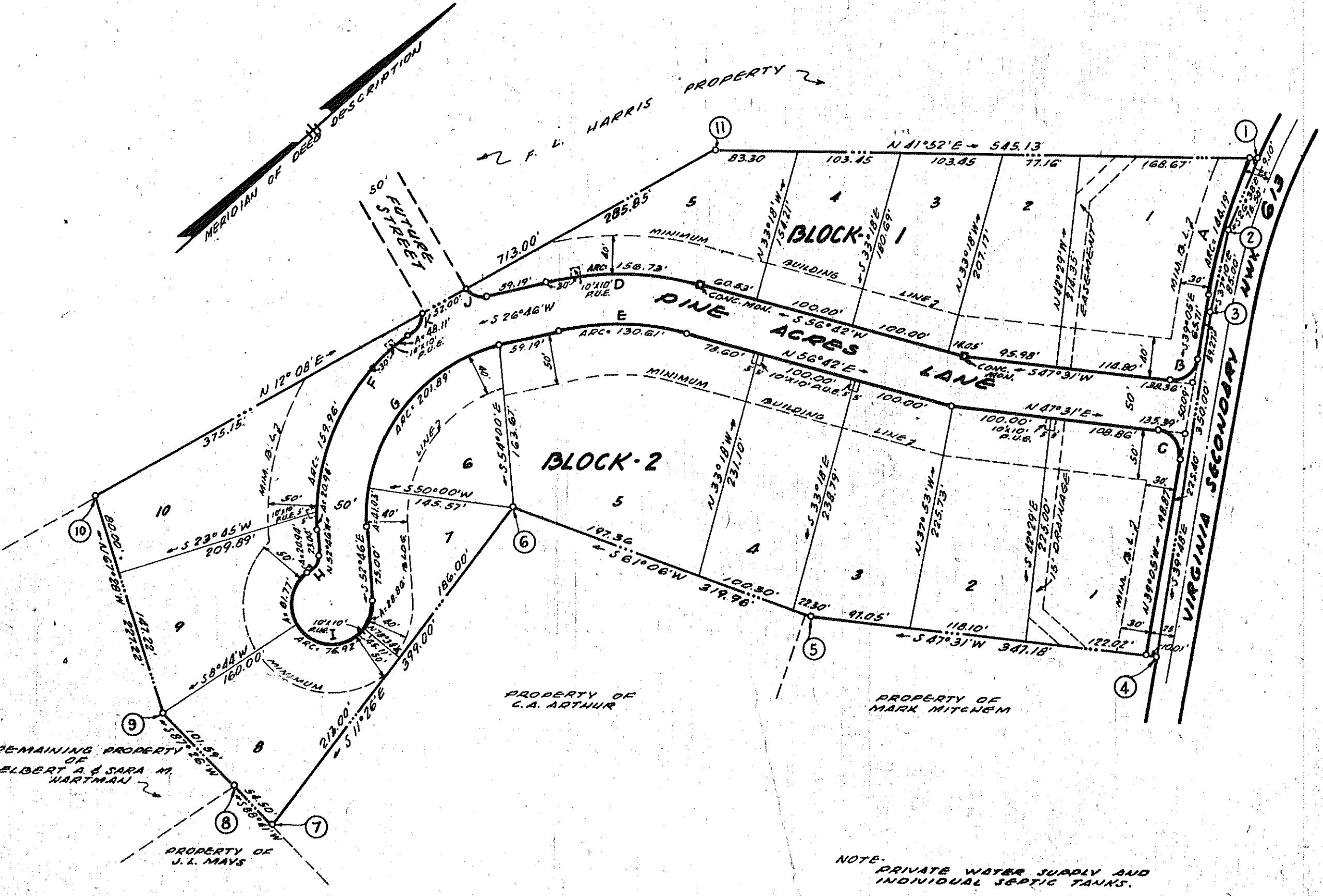
MY COMMISSION EXPIRES: Aug. 30, 1959
James A. Beavers
NOTARY PUBLIC

RESTRICTIONS

- ALL LOTS SHOWN ON THIS MAP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NO STRUCTURE SHALL BE ERECTED ON ANY LOT OTHER THAN ONE OR TWO FAMILY DWELLING AND NECESSARY OUTBUILDINGS. SEPARATE GARAGES AND OTHER OUTBUILDINGS SHALL BE ERECTED BEHIND THE REAR LINE OF THE DWELLING.
- ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS SHALL HAVE A MINIMUM OF 1350 SQUARE FEET OF HABITABLE FLOOR SPACE, EXCEPT THAT WHERE A FINISHED RECREATION ROOM IN THE BASEMENT IS INCLUDED IN THE HABITABLE FLOOR SPACE, THE MINIMUM HABITABLE FLOOR SPACE SHALL BE 1100 SQUARE FEET.
- THE EXTERIOR WALL OF ALL HOUSES CONSTRUCTED ON ANY OF THESE LOTS SHALL BE OF BRICK, STONE OR BRICK AND STONE, EXCEPT THAT EXTERIOR WOOD SHINGLES NOT EXCEEDING THIRTY-FIVE (35) PER CENT OF THE TOTAL WALL AREA, WOOD GABLES, AND CUSTOMARY WOOD TRIM IS PERMITTED.
- NO STRUCTURE OF A TEMPORARY CHARACTER AND NO TRAILER, BASEMENT, PAUL, SWIM, GARAGE, OR OTHER BUILDING SHALL BE USED AT ANY TIME ON ANY LOT AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT AS OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- THESE RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM, AND SHALL TERMINATE 25 YEARS AFTER THE DATE OF RECORDATION OF THIS PLAT.
- IF THE PARTIES HERETO OR ANY OF THEM, OR THEIR HEIRS OR assigns SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE RESTRICTIONS HEREIN SET FORTH, OR IF ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY VIOLATE ANY OF THE RESTRICTIONS HEREIN SET FORTH, ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE RESTRICTIONS HEREIN SHALL BE LIABLE TO THE OTHER PARTIES TO THIS PLAT AND TO THE NEIGHBORHOOD FOR SUCH VIOLATION.
- INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT THE VALIDITY OF THE RESTRICTIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RESERVATION

BASEMENTS WHERE SHOWN ON THIS MAP ARE RESERVED FOR UTILITY INSTALLATIONS AND MAINTENANCE OR, WHERE SO NOTED, FOR DRAINAGE DITCH OR FLOOD INSTALLATION AND MAINTENANCE.



NOTE: PRIVATE WATER SUPPLY AND INDIVIDUAL SEPTIC TANKS.

SEE PLAN AND PROFILE MADE BY DAVID DICK, S.C.E., DATED DEC. 2, 1955, AND APPROVED BY H. C. BROOKS, CITY ENGINEER AND J. R. HILDEBRAND, AGENT JAN. 20, 1956, ON FILE IN THE OFFICE OF THE CITY ENGINEER, ROANOKE, VA.

APPROVED:
[Signature] DATE: 8-15-56
SECRETARY OF ROANOKE COUNTY PLANNING COMMISSION
[Signature] DATE: 8-13-56
CHAIRMAN OF ROANOKE COUNTY BOARD OF SUPERVISORS
H. Cletus Boyles DATE: 8-14-56
CITY ENGINEER OF ROANOKE, VIRGINIA
J. R. Hildebrand DATE: AUG. 14, 1956.
AGENT FOR ROANOKE CITY PLANNING COMMISSION

PLAT
of
PINE ACRES
PROPERTY OF
ELBERT A. & SARA M. HARTMAN
SOUTH OF CAVE SPRING
ROANOKE CO. VIRGINIA
BY DAVID DICK
STATE CERT. ENGR. & SURVEYOR
DATE - AUG. 4, 1956 SCALE - 1"=100'